

Shaping Downtown Seattle

Proposed Downtown Zoning Changes



Shaping & Managing Growth

Growth is happening in downtown Seattle. People are choosing to live in Seattle's most urban neighborhoods. New jobs are being created. Major transit investments are being made in this area. The challenge is to manage this growth wisely.

The new zoning is good for housing, jobs, transit, historical preservation, and urban sustainability.



**"We're building a livable,
walkable Center City by
promoting affordable housing
and encouraging smart growth."**

—Mayor Greg Nickels

June 2005



The New Zoning...

...strengthens a vital urban center



Housing

The capacity for housing downtown is increased. Both commercial and residential high-rises must contribute to affordable housing to make full use of development potential.



Jobs

The capacity for jobs downtown is increased, with the new growth directed to the commercial core and parts of Denny Triangle.

Vibrant Neighborhoods

More people living downtown means more active street life, more street-level shops and entertainment, and more residents dedicated to protecting and enhancing vibrant, healthy urban neighborhoods. Other City efforts are underway to strengthen and increase downtown parks and open spaces.



Green Building

Incentives for meeting LEED™ certification have been added.



Historic Preservation

Historic buildings have more development rights to sell to raise funds for restoration and rehabilitation.

Transit

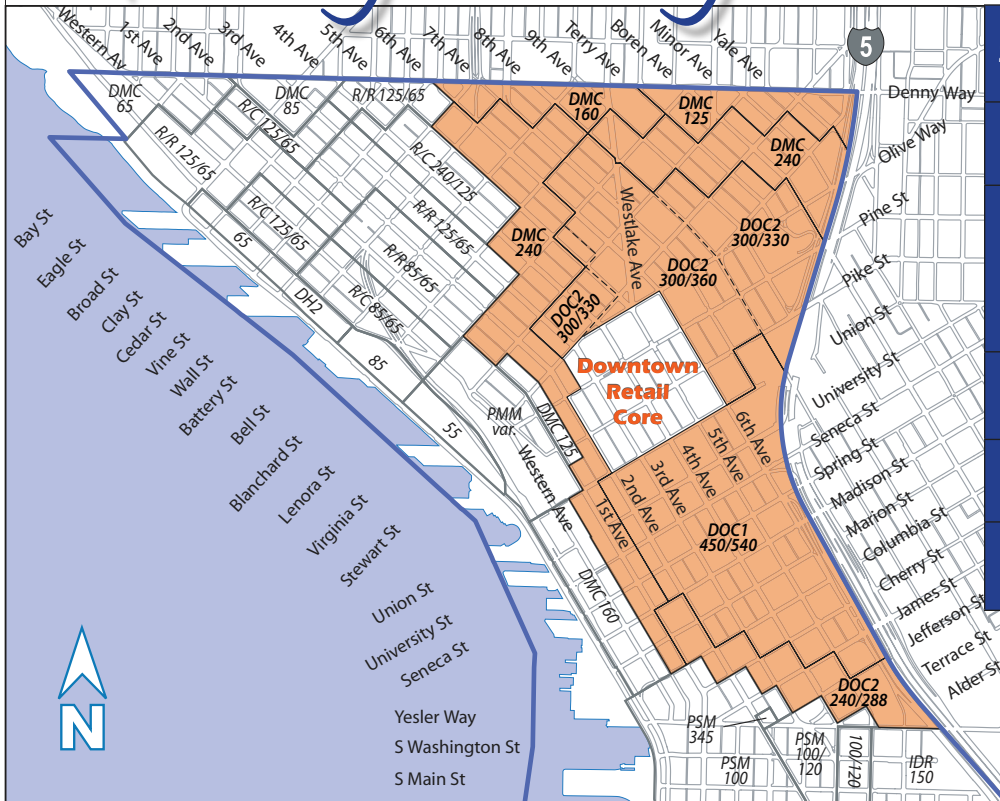
More people and jobs in these neighborhoods directly support the new light rail, monorail and streetcar.



Urban Sustainability

Concentrating growth in these neighborhoods is the most economically and environmentally sustainable use of land and infrastructure.

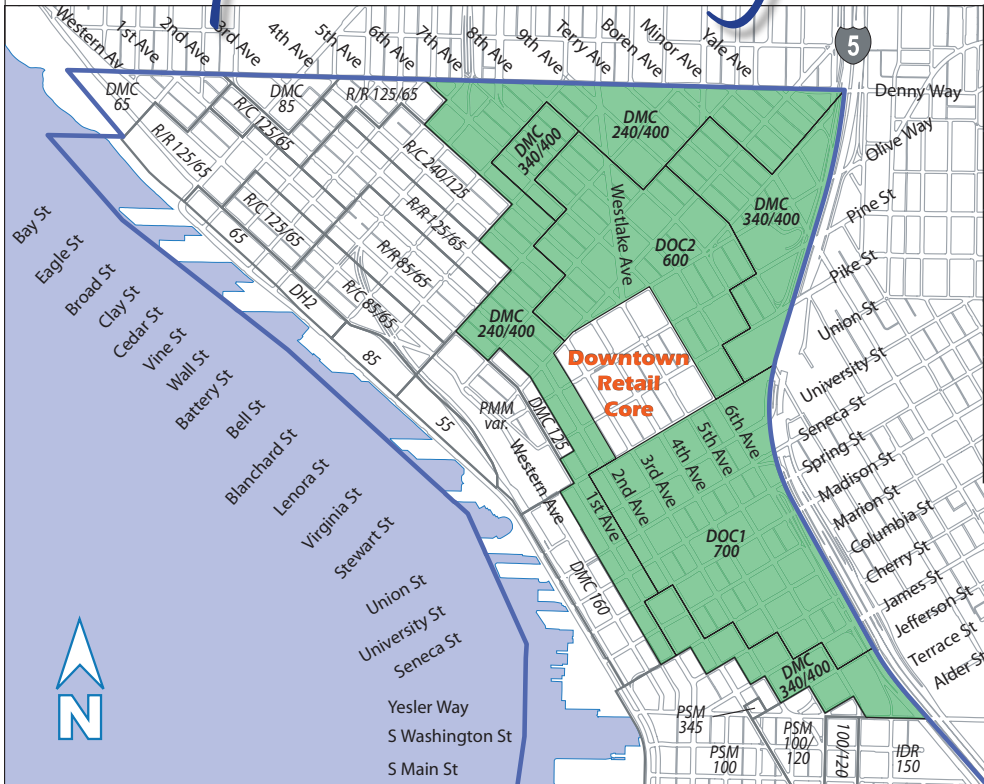
Existing Zoning



ZONE	Base FAR	Existing Max. FAR	Existing Height Limits
DOC 1	6	14	Basic: 450' Max*: 540'
DOC 2	5	10	Basic: 240' Max*: 288' Basic: 300' Max*: 330'/360'/390'
DMC 240	5	7	Basic: 240' Max*: 288'/312'
DMC 160	5	7	Basic: 160' Max*: 208'
DMC 125	5	7	Basic: 125' Max*: 162.5'

* Additional height granted for meeting specific conditions

Proposed Zoning



ZONE	Base FAR	Proposed Max. FAR	Proposed Height Limits
DOC 1	6	17	700'
DOC 2	5	14	600'
DMC 340/400	5	10	340' for commercial uses; 400' for residential and mixed use
DMC 240/400	5	7	240' for commercial uses; 400' for residential and mixed use

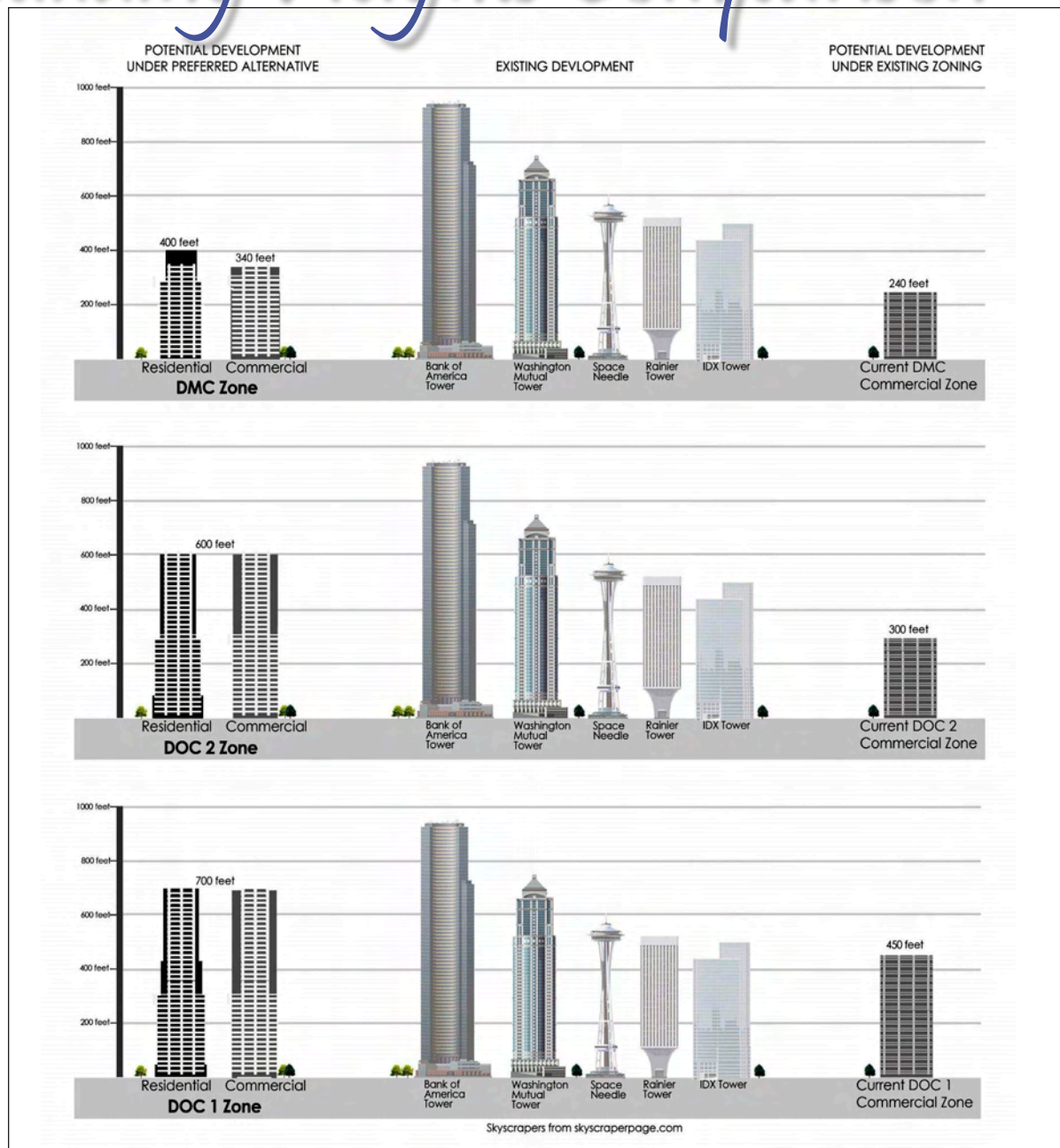
ACRONYM GUIDE

DOC = Downtown Office Core

DMC = Downtown Mixed Commercial

FAR = Floor Area Ratio. This is the ratio of the gross floor area in a building to the total area of the land on which it is built. For example, a building with 200,000 square feet on a 20,000 square foot site would have a FAR of 10 (200,000 divided by 20,000).

Building Heights Comparison



Timeline

- 1999** Downtown neighborhood plans call for more housing and jobs
- 2001** Council adopts new incentive program that strongly supports affordable housing
Environmental Impact Statement (EIS) begun for new zoning
- 2003** Draft EIS published
- 2005** January - Final EIS published
May - Ordinance drafted, submitted to Council

For More Info

Proposed Code Changes Available

The proposed new downtown zoning legislation is viewable online at www.seattle.gov/dpd/planning/downtown-zoning. Public review copies are available at Seattle libraries and neighborhood service centers. Both the proposed legislation, Final Environmental Impact Statement and summary documents are available at no cost at the DPD Public Resource Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave.

About the Center City Seattle Strategy

For information on all projects in the Mayor's Center City Seattle Strategy, visit www.seattle.gov/dpd/planning/centercity.



City of Seattle
Department of Planning and Development
www.seattle.gov/dpd

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